

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-23

DATE OF MEETING: October 25, 2021

BUDGET IMPACT: N/A

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2021-23 Cotton Property, 3986 Wilkerson Rd
E-A to R-A, Well & Septic, 5 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided. Section 4.01.01(B) of the ULDC Design Standards for Lots prevents lots from being created that do not meet the minimum dimensional requirements for their zoning district, thus creating the need to request rezoning.

The subject property is located on the corner of Wilkerson Rd and Hickory Grove Rd N and is part of the Rural Residential Character Areas, with access to and from the property from both adjacent roads. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The surrounding zoning is E-A, with an average lot size of at least 5 acres, 2) The closest R-A zoning is approximately .44 miles to the east, on Fletcher Grove Rd, 3) The subject property contains road frontage on two County maintained roads, providing enough road frontage to divide the parcel.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land use patterns of the area.

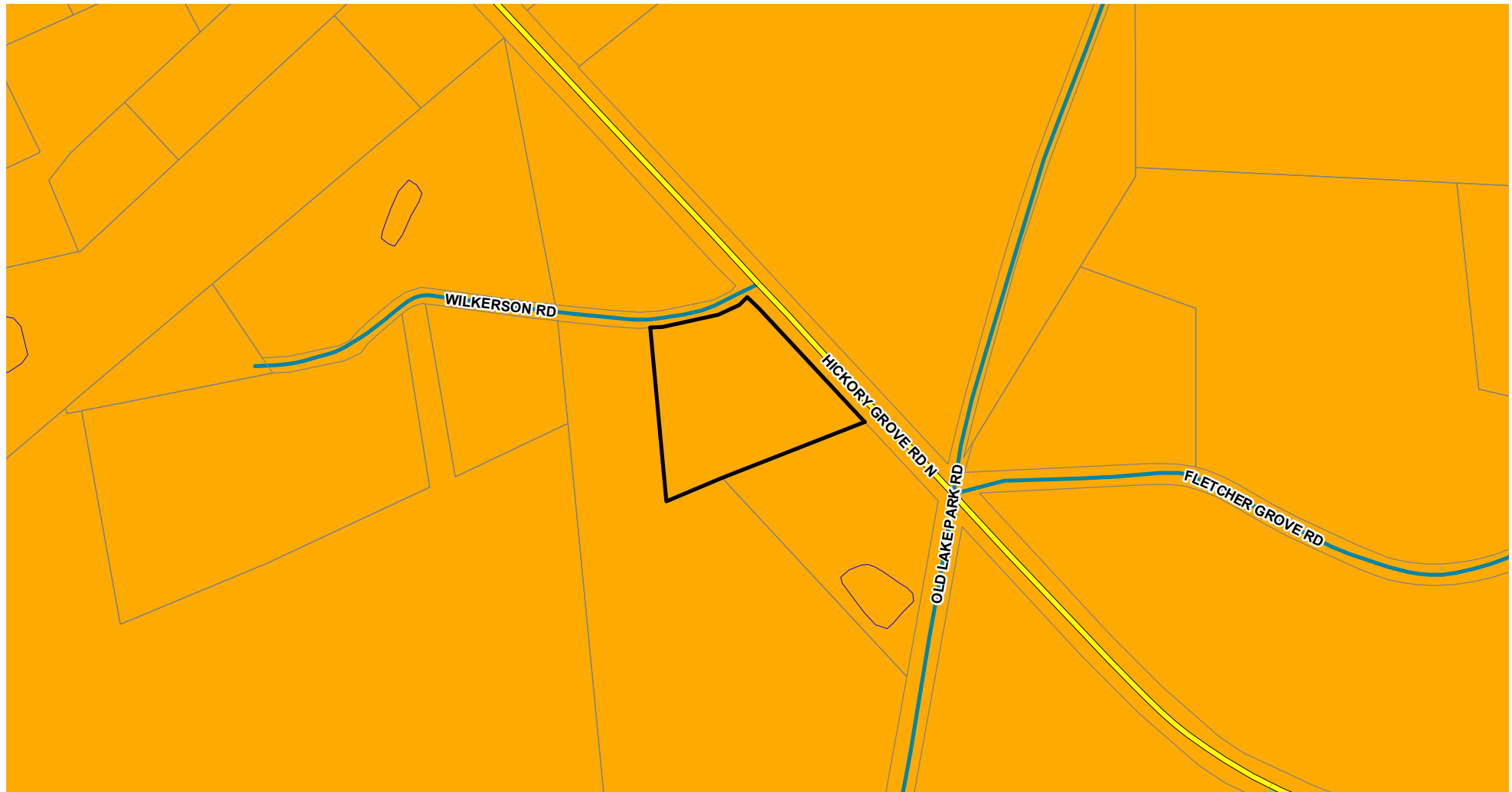
OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____

Cotton Property Rezoning Request



0 150 300 600
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2021-23

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| — Roads | Open Water |
| — Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drastic |
| Urban Service Area | Recharge Areas |
| | Parcels |

Cotton Property Rezoning Request



0 150 300 600 Feet

REZ-2021-23

Zoning Location Map

Cotton Property
Rezoning Request

CURRENT ZONING: EA
PROPOSED ZONING: RA

